



POWAI JAL VAYU VIHAR (TYPE-C)

CO-OPERATIVE HOUSING SOCIETY LIMITED

Adi Shankaracharya Marg, Near Hiranandani Gardens, Powai, Mumbai - 400 076

Registration No. MUM/MHADB/HSG/TC/11648/2002-2003 dt. 04 June, 2002

E-mail : jalvayu5@gmail.com



Ref. No. JVV/II/C

Date: - 25/07/2025

MINUTES OF THE SPECIAL GENERAL BODY MEETING **HELD ON 20th July, 2025**

The Special General Body Meeting (SGBM) of Powai Jal Vayu Vihar (Type C) Co-operative Housing Society Ltd., Mumbai - 400076, was convened on 20.07.2025 at 10:30 AM as per the Notice dated 05.07.2025, in the presence of the Authorized Officer, Shri Mahesh Nalawde, Co-operative Officer appointed by the Deputy Registrar (Co-operative Societies), Mumbai, under Section 79-A of the Maharashtra Co-operative Societies Act, 1960. The 79A Consultant, welcomed the Authorized Officer and invited him to commence the meeting as per the prescribed agenda.

Shri Mahesh Nalawde introduced himself and briefed the members regarding the purpose of his presence. Members were requested to mark their attendance before the camera while displaying valid identity proof. Out of the total 126 members 11 members are deceased and present strength of the bonafide members of the society is 115. A total of 93 members were physically present. Upon confirmation of attendance, the consultant proceeded with the meeting as per the agenda items:

Agenda No.1: To appoint a chairperson to preside over the meeting
The general body decided to appoint the present Chairman of the Society, Mr. Ranjeet Singh, as the Chairperson for the meeting.

Resolution 1 :

Resolved that Mr. Ranjeet Singh was appointed as the Chairperson for the meeting.

Proposed by: Mr. M Singh [Flat No. M-64]

Seconded by: Mr. Kulvinder Singh Narula [Flat No. M-71]

Resolution Passed Unanimously

Agenda No.2:

To finalize a Developer for the redevelopment of the Society in the presence of the authorized representative of the Deputy Registrar, Mumbai.

The consultant introduced the agenda and invited Mr. Saurabh Damle from M/s. Shilp Associates, the appointed Project Management Consultant (PMC), to present a comparative summary of the tenders received and explain the evaluation process in detail. Based on the evaluation, two developers were shortlisted:

1. M/s. Evita Construction Pvt. Ltd. (Hiranandani Constructions)
2. M/s. Giriraj Enterprises.





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A show of hands vote was then conducted for the selection of the developer. A total of 93 members were physically present for the meeting. Out of these, 91 members voted in favour of M/s. Evita Construction Pvt. Ltd. (Hiranandani Constructions), thereby securing a majority. Not a single vote was cast in favour of M/s. Giriraj Enterprises. It was also noted that 02 members abstained from voting for either developer. These two members neither supported nor opposed any developer. In view of the overwhelming majority, M/s. Evita Construction Pvt. Ltd. (Hiranandani Constructions) was finalized and appointed as the Developer for the Society's redevelopment project.

Resolution 2: Resolved that the Special General Body of the Society hereby approves, by majority, the appointment of M/s. Evita Construction Pvt. Ltd. (Hiranandani Constructions) as the Developer for the Society's redevelopment project.

Proposed by: Mr. Vijay Prasad [Flat No. L-12]

Seconded by: Mr. Prahlad Anant Pawar [Flat No. M-74]

Resolution Passed with Majority

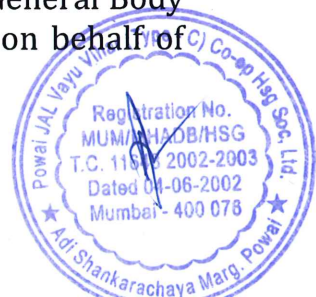
Agenda No. 3:

To authorize the Chairman, Secretary, and Treasurer of the Society to sign all the deeds and documents required to be executed for the redevelopment of the Society including Development Agreement, Power of Attorney, Agreement for Permanent Alternative Accommodation, and such other documents related to the redevelopment and admit the same before the concerned sub-registrar of assurance if required.

The 79A Consultant, announced the agenda. The members deliberated on the subject matter in detail and subsequently authorized the Chairman, Secretary, and Treasurer of the Society to sign all necessary deeds and documents pertaining to the redevelopment of the Society. It was resolved that each such document shall first be presented in the Special General Body Meeting (SGM) for discussion, and only after such deliberation, a decision by the majority shall prevail.

The Consultant clarified the following points with regard to the agenda:

- 1) The authority is given to the office bearers on behalf of society and not on behalf of Individuals.
- 2) The authority is granted to the position, not the individual. If the chairman, secretary, and treasurer change in the next term, the signing authority will remain with the subsequent committee.
- 3) All signatures by the Chairman, Secretary, and Treasurer on redevelopment documents shall be executed after a resolution is duly passed in a General Body Meeting, granting explicit approval. No document shall be signed on behalf of the society without such prior authorization.





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Resolution 3:

Ref. No. JVV/170

Resolved that The Special General Body hereby approves and authorizes the Chairman, Secretary, and Treasurer of the Society to sign all the deeds and documents required to be executed for the redevelopment of the Society, including Development Agreement, Power of Attorney, Agreement for Permanent Alternative Accommodation, and such other documents related to the redevelopment.

Proposed by: Mr. Kulvinder Singh Narula [Flat No. M-71]

Seconded by: Mr. R K Goswami [Flat No. L-21]

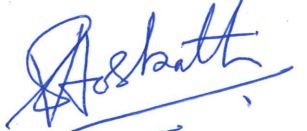
Resolution Passed Unanimously

On the completion of the agenda, the Hon. Chairman gave a vote of thanks to the Members for their Cooperation and for the smooth conduct of SGM. Hon. Chairman also thanked the Authorized Officer for his presence and guidance in conducting the meeting and the meeting concluded.

For & on behalf of Powai Jalvayu Vihar (Type-C) CHS Ltd


(Ranjit Singh)
Chairman


(Aviraj Singh)
Secretary


(Vishwanath Hoskatti)
Treasurer

